



The Conservation Fund

The Center for Conservation and Development

Partners in Land and Water Conservation

Smart Growth and Sustainable Ranges

August 23, 2004 – Savannah, GA



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Military Threatened by...Sprawl?

- **“U.S. Military Fights Urban Sprawl”**—*CNN.com, Nov. 2003*
- **“Urban Sprawl Growing Issue for U.S. Bases”**—*Charleston Post and Courier*
- **“Another Victim of Urban Sprawl: Military Training”**—*ICMA’s Baseline*

What Happens?

“If you have encroachment problems, your military value is about zero.”

What Happens?

- Missions halted or limited
 - ◆ Increase in ambient light
 - ◆ Threat to public safety
 - ◆ Can affect military communications
 - ◆ Endangered species seek refuge at less developed bases
- Bases closed
- Complaints/disagreements

The Problem: Sprawl Development



#1 Land Conservation Challenge

**The
consumption
and
fragmentation
of open land**



The Response?

Recognize that your
community has
CHOICES

The Response? PLAN

- Where you put development
- How you arrange it
- What does it look like



The Response: ASK



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Town Center Development



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Smart Growth

The Location and Form of
Development Makes it A
Community Asset or Liability

Smart Growth Principles

1. Create Range of Housing Opportunities and Choices
2. Create Walkable Neighborhoods
3. Encourage Community and Stakeholder Collaboration
4. Foster Distinctive, Attractive Communities with a Strong Sense of Place
5. Make Development Decisions Predictable, Fair and Cost Effective

Smart Growth Principles

6. Mix Land Uses
7. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
8. Provide a Variety of Transportation Choices
9. Strengthen and Direct Development Towards Existing Communities
10. Take Advantage of Compact Building Design

Smart Growth

- No "one-size-fits-all" solution.
- Successful communities have a vision of
 - ◆ where they want to go and
 - ◆ what things they value
- and their plans for development reflect that vision and the values

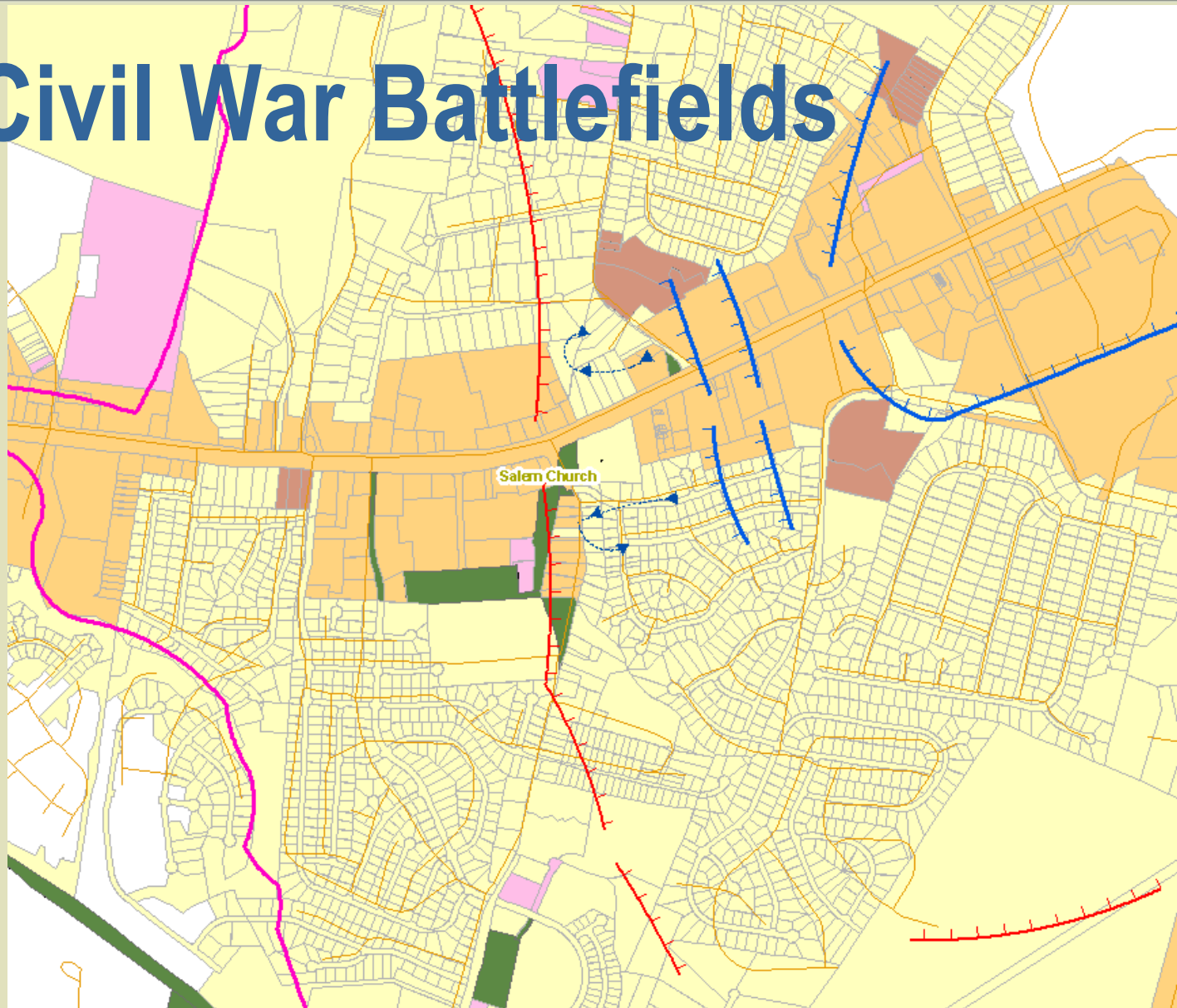
Civil War Battlefields



Civil War Battlefields



Civil War Battlefields



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Civil War Battlefields



Civil War Battlefield Protection

- Less than 15% of battlefield land currently protected
- Need for *buffer zones*—areas of compatible land use surrounding battlefields
- Buffer zones can serve multiple goals



Lessons Learned

- Encroachment is often the result of local zoning and land use decision making
- Decision support tools help decision makers to be proactive
- Dealing with local land use decisions may require new training and skills
- New priorities provide additional need and opportunities for funding and partnerships

Sprawl Development



Abacoa New Town



The Co

Lessons Learned

- The form and location of development matter
- Smart growth decisions can help a community achieve multiple transportation, housing, and conservation goals and a great quality of life
- Conservation and development can work together

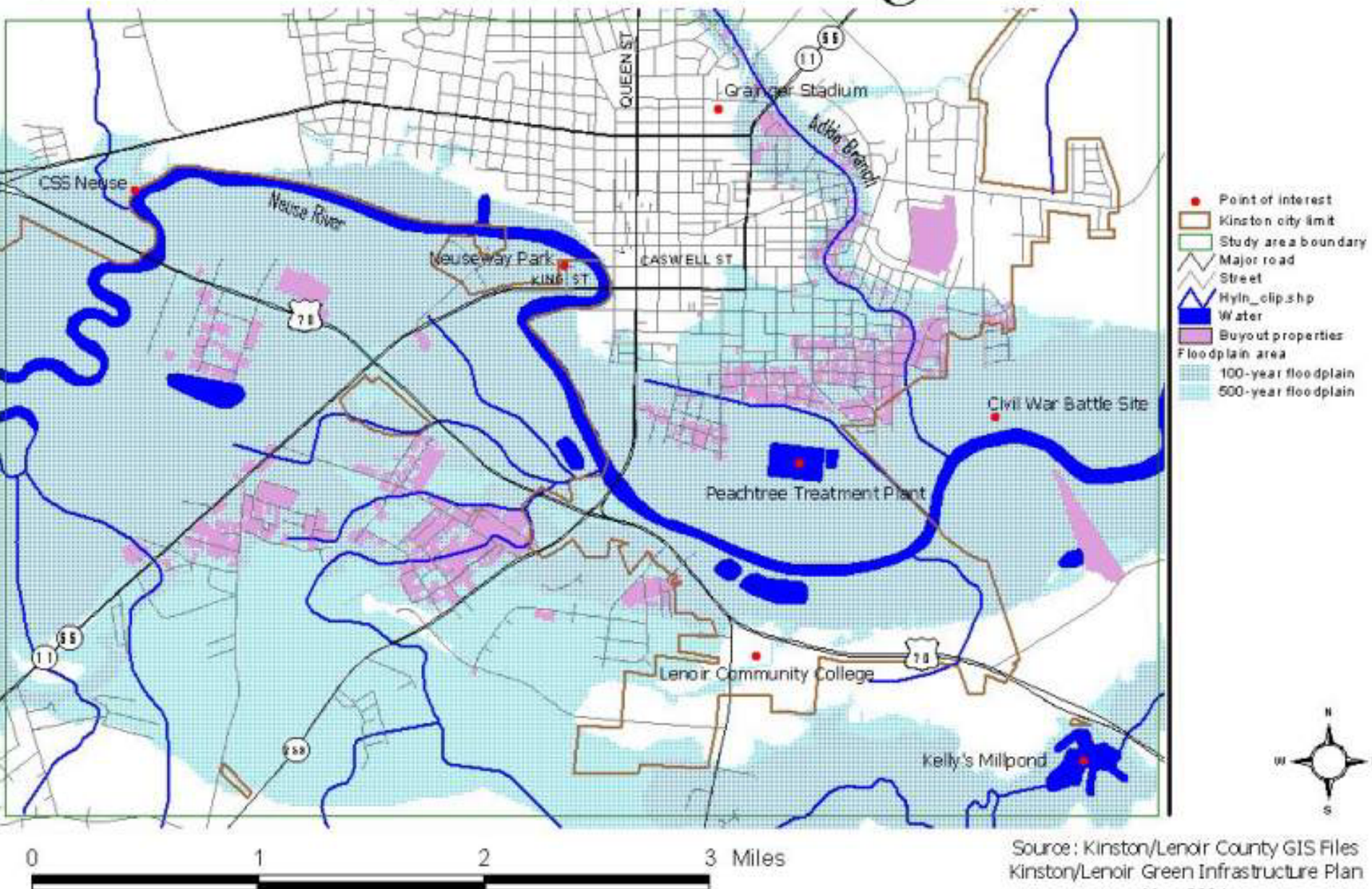
Green Infrastructure Plan for the Neuse River Floodplain



What is Green Infrastructure?

- A comprehensive network of landscape elements
 - ◆ Natural areas and conservation lands
 - ◆ Recreational areas
 - ◆ Built environment
- Designed for many goals
 - ◆ Support species and ecological processes
 - ◆ Sustain air and water resources
 - ◆ Flood protection
 - ◆ **Contribute to quality of life**
- www.greeninfrastructure.net

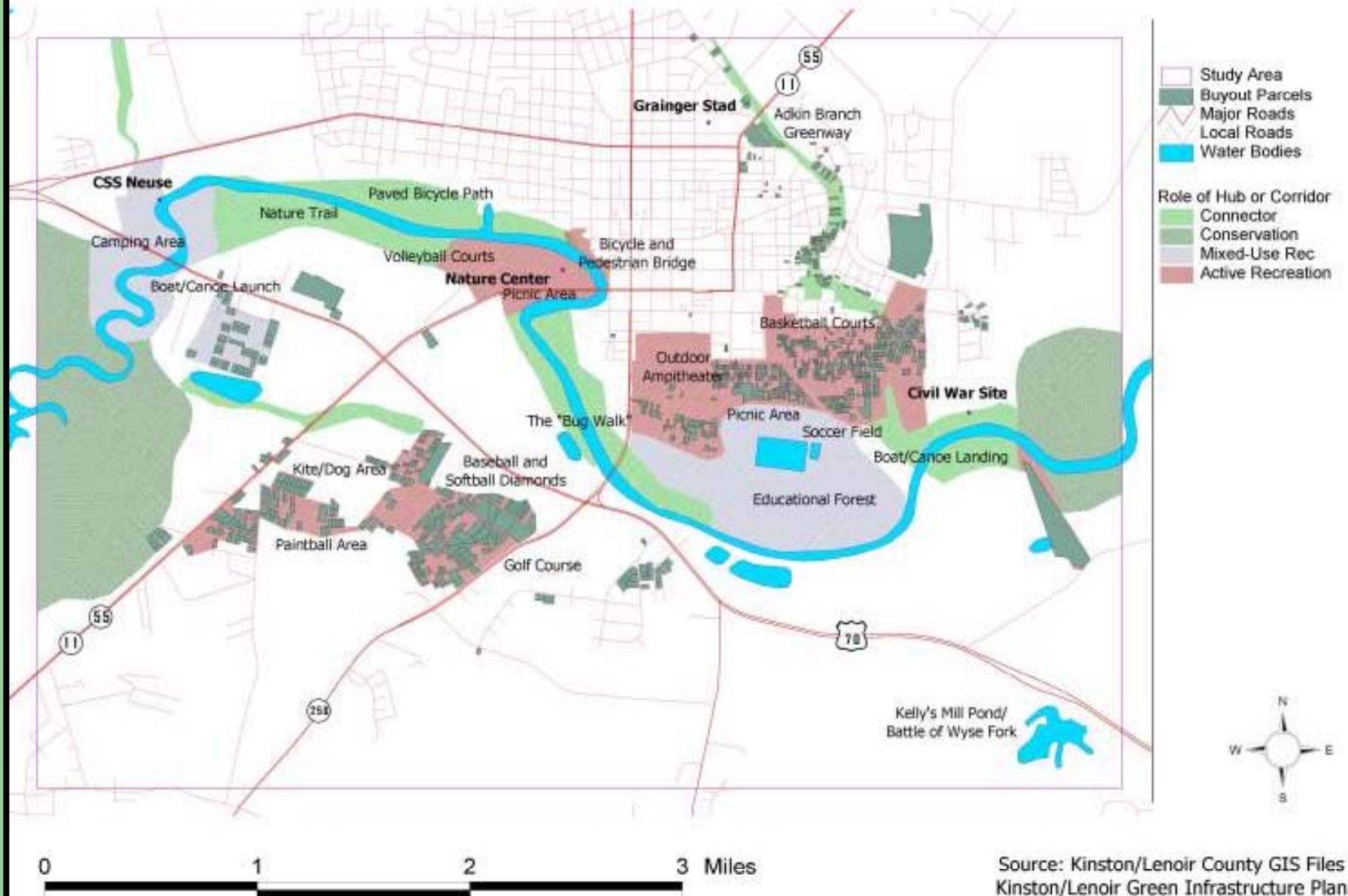
Green Infrastructure Planning Area



Suitability Analysis

- Purpose: *identify areas within the study area most appropriate for conservation and recreational uses*
- Integrate principles of Green Infrastructure
- Gather information on appropriate areas—ownership, pattern and intensity of present development, contiguous protection possibility, land cost

Example Green Infrastructure Plan



Lessons Learned

- Green infrastructure planning can alleviate opposition to development by first setting priorities for conserving land.
- Existing community projects, goals, and initiatives can be integrated into one cohesive plan
- A good planning strategy can realize multiple objectives
 - ◆ Flood buy-out
 - ◆ Natural hazards protection
 - ◆ Recreation
 - ◆ Conservation

Lithonia/Arabia Mountain



Dekalb County

Lithonia/Arabia Mountain



Lessons Learned

- Recognize how partnership can help achieve your objectives
- Recognize links between conservation and development
- Recognize how the form and location of development can help meet multiple objectives

Sustainable Ranges Goal

- Ensure that the installation can continue to operate for its intended purpose
- Ensure that installation is not subject to encroachment that limits the ability to fulfill mission.

Smart Growth Solutions

“The best way for the military to (deal with encroachment) is to work with communities and conservationists to find solutions to suburban sprawl.”

—*Ray Clark, former assistant secretary for Army’s installations and environment*

Smart Growth Solutions

1. Joint planning or coordination of land use
2. Acquire buffer lands around base
3. Require compatible development and land use requirements
4. **Growth Management**

Relationship With Community

- Communicate military priorities
- Incorporate into comprehensive plans, zoning, and building codes
- Engage in joint land use studies

Location Suitability =Setting Priorities

- Conservation Priorities
- Development Priorities
- Military Priorities
- Community Priorities

Create Buffer Lands

1. Land purchase
2. Land exchanges
3. Partner with conservation groups

Partner with conservation groups

- Installation agreements with conservation groups
- DOD cooperative agreements
- Green infrastructure planning for installation regions combined with installation protection zones

Other smart growth solutions

- Identify “compatible uses” and encourage or permit these development types and forms.

Resources

BETTER MODELS FOR DEVELOPMENT IN CALIFORNIA



*Ideas for
Enhancing
Small Towns
and Suburban
Communities*

by Edward T. McMahon
with Shelley Mastran

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and LOCAL GOVERNMENT
COMMISSION

LAND CONSERVATION FINANCING



MIKE McQUEEN AND
ED McMAHON

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Resources

- **The Conservation Fund**
 - ◆ www.conservationfund.org
 - ◆ www.greeninfrastructure.net
 - ◆ in November 2004:
www.conservationanddevelopment.org



Resources

- **The Smart Growth Network**
 - ◆ www.smartgrowth.org
- **Smart Growth America**
 - ◆ www.smartgrowthamerica.net
- **The International City/County Management Assn.**
 - ◆ www.icma.org

The Center for Conservation and Development

- **Achieve** both economic and ecological goals
- **Provide alternatives** to conventional practices
- **Document** innovation and success
- **Build partnerships** between sectors
- **Offer integrated services** within the Fund



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Any Questions?

